

IN RE: PETITION FOR SPECIAL HEARING • BEFORE THE  
W/S York Road, 660' NW of • ZONING COMMISSIONER  
C/L of Cockeysville Road  
10872 York Road • OF BALTIMORE COUNTY  
8th Election District  
3rd Councilmanic District • CASE # 91-464-SPH  
Thomas Rafailides, et ux  
Petitioners

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request, pursuant to the Petition for Special Hearing, approval of the dwelling at 10872 York Road as a legal nonconforming use as a two apartment dwelling, as more particularly described on Petitioner's Exhibits Nos. 1, 2, 3, 4, 5, 6 and 7.

The Petitioners, By Thomas Rafailides, appeared, testified and was unrepresented. Appearing and testifying on behalf of the petition was George Miller and John C. Eidleman, Esquire who represented an interested, unidentified third party who use to reside in one of the apartments during the years 1989 to 1990. Appearing only on behalf of the Petition were Jane Davis and Nick Commodari. There were no Protestants.

The Petitioner testified that he purchased the property 10872 York Road approximately three years ago believing it to be a two apartment dwelling unit. As shown in the pictures marked Petitioner's Exhibit No. 2, the subject property is an old frame structure located in Cockeysville on a B.L.U.-C.N.S. zoned parcel of ground. The Petitioner testified that the property has been used as a two apartment dwelling house since prior to 1945. The Petitioner has no independent knowledge of these facts beyond the period of time that he has owned the property.

The Petitioner testified and provided evidence from both himself and a tenant who resides in the property indicating that the subject property is

divided into two apartments. Extensive testimony and statements were also provided in the form of Petitioner's Exhibit Nos. 3, 4, 5, 6 and 7 concerning the nature of the neighborhood and the impact that the nonconforming use would have upon the neighbors.

The Petitioner testified that he believed the property was zoned (E) commercial in 1945 and that the zoning on the property was changed to B.L.U. in 1955. He believes that the property became nonconforming in 1955 when the (E) commercial was changed to B.L.U. because the (E) commercial permitted residential uses including two apartment structures within that zone until 1955.

Mr. George Miller testified that he has been a resident of the Cockeysville area for most of his life. According to Mr. Miller, he visited the property during his childhood on many occasions and believes that the property has always been two apartments.

Mr. Eidleman, representing an interested party, testified that the apartment was used illegally because it was not a declared nonconforming use; not that there were not two apartments there, but that the property was being used illegally.

Based upon the evidence and testimony provided and review of the relevant sections of the Baltimore County Zoning Regulations (B.C.Z.R.), both current and in the past, the residential use of the building at 10872 York Road would be acceptable. The (E) commercial zone was a more intensive zone as envisioned by the 1945 B.C.Z.R. During the period of time 1945 to 1955, the lesser residential uses as outlined in the four lower zoning classifications would have been permitted in the (E) commercial zone. Therefore, it is evident that this nonconforming use as a two family residential structure did lawfully exist under an earlier version of the B.C.Z.R. and has continued

as such, up to and including the present time. Likewise, as to the issues of area and bulk, the subject property has existed on the same site and relatively the same size, shape and dimensions for more than fifty years. The lot in question has not been reduced in size and area and, therefore, the existing condition of the physical facility is nonconforming.

There have been numerous changes in the nature of the community and neighborhood in question. However, the impact of this two family residential structure upon that neighborhood and community would appear to be the same as existed many years ago. If anything, the area has become more commercial and more industrial and the impact of this residential structure upon that community would be less, not greater.

After due consideration of the testimony and evidence presented, it is evident that a nonconforming use for a two family residential structure located at 10872 York Road is supported by the evidence, testimony and the fundamental premises of law. Furthermore, it appears that a practical difficulty and/or an unreasonable hardship would result if the Petitioner was required to convert the property to a single family residential structure since this condition has existed for a period of time existing from the original legal establishment of the use up until the present time. In addition, the relief requested will not be detrimental to the public health, safety and/or general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30<sup>th</sup> day of August 1991 that the Petition for Special Hearing for approval of the dwelling at 10872 York Road as a legal nonconforming use as

a two apartment dwelling, in accordance with Petitioner's Exhibits Nos. 1 thru 7, is hereby GRANTED.

*Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner for  
Baltimore County

JRH:mmm  
cc: Peoples Counsel

#### PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-464-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the dwelling at 10872 York Rd. as a legal nonconforming use as a two apartment dwelling.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Thomas Rafailides
Signature	Signature
Address	Maria Rafailides
City and State	Signature
Atorney for Petitioner:	4606 Eastern Avenue B. 342-2200
(Type or Print Name)	Address
Signature	Baltimore, MD. 21224
Address	City and State
City and State	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Atorney's Telephone No.:	Name
	Address
	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 5<sup>th</sup> day of June 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8<sup>th</sup> day of August, 1991, at 9 o'clock A.M.

REVIEWED BY: J. Robert Haines  
Zoning Commissioner of Baltimore County.

#### PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-464-SPH

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(Type or Print Name)	Thomas Rafailides
Signature	Signature
Address	Maria Rafailides
City and State	Signature
Atorney for Petitioner:	4606 Eastern Ave. B. 342-2200
(Type or Print Name)	Address
Signature	City and State
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	Name
Atorney's Telephone No.:	Address
	Phone No.

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E.C.O.-No. 1

(over)

#### DESCRIPTION FOR SPECIAL HEARING

10872 YORK RD.

Located on the west side of York Road approximately 660' northwest of the centerline of Cockeysville Rd. and running the following courses and distances:

N 13° 00' 00" W 34' 10.5" thence,  
S 78° 24' 00" W 96' 8" thence,  
S 10° 20' 00" W 36' 6" thence,  
N 79° 02' 00" E 111' 2" to the place of beginning. Containing approximately .0794 acre.

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 10872 York Rd.  
Date of Posting: 8/8/91  
Posted for: 10 days  
Petitioner: Thomas Rafailides  
Location of property: 10872 York Rd.  
Location of Signs: 10872 York Rd.  
Remarks: 91-464-SPH  
Posted by: J. Robert Haines  
Date of return: 8/18/91  
Number of Signs: 1

#### CERTIFICATE OF PUBLICATION

TOWSON, MD.

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on 8/8/91.

TOWSON TIMES,

S. Zeke Orlean  
Publisher

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property described herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 9:00 a.m.

Case Number: 91-464-SPH  
W/S York Road, 660' NW of C/L Cockeysville Road  
8th Election District  
3rd Councilmanic District  
Petitioner(s): Thomas Rafailides, et ux  
Hearing Date: Thursday, August 8, 1991 at 9:00 a.m.

Special Hearing: The dwelling at 10872 York Road as a legal nonconforming use as a two apartment dwelling.

Zoning Commissioner of Baltimore County  
J. Robert Haines  
7/7/91

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

DATE: 7/15/91

Mr. & Mrs. Thomas Rafailides  
4606 Eastern Avenue  
Baltimore, Maryland 21224

RE:  
Case Number: 91-464-SPH  
W/S York Road, 660' NW of c/l Cockeysville Road  
8th Election District - 3rd Councilmanic  
Petitioner(s): Thomas Rafailides, et ux  
HEARING: THURSDAY, AUGUST 8, 1991 at 9:00 a.m.

Dear Petitioner(s):

Please be advised that \$103.67 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 West Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

JUNE 19, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:

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W/S York Road, 660' NW of c/l Cockeysville Road  
8th Election District - 3rd Councilmanic  
Petitioner(s): Thomas Rafailides, et ux  
HEARING: THURSDAY, AUGUST 8, 1991 at 9:00 a.m.

Special Hearing: The dwelling at 10872 York Road as a legal nonconforming use as a two apartment dwelling.

J. Robert Hines  
Zoning Commissioner of  
Baltimore County

cc: Mr. & Mrs. Rafailides  
Karen Gilgo  
John Rigelman, Esq.

91-464-SPH

INTER-OFFICE CORRESPONDENCE

TO: James E. Dyer  
Zoning supervisor

DATE: June 13, 1991

FROM: James H. Thompson  
Zoning Enforcement Coordinator

RE: Item No. 442 (if known)  
Petitioner: Thomas S. and Maria Rafailides (if known)

VIOLATION CASE # C-91-1225

LOCATION OF VIOLATION 10872 York Road

DEPENDANT Thomas S. and Maria Rafailides

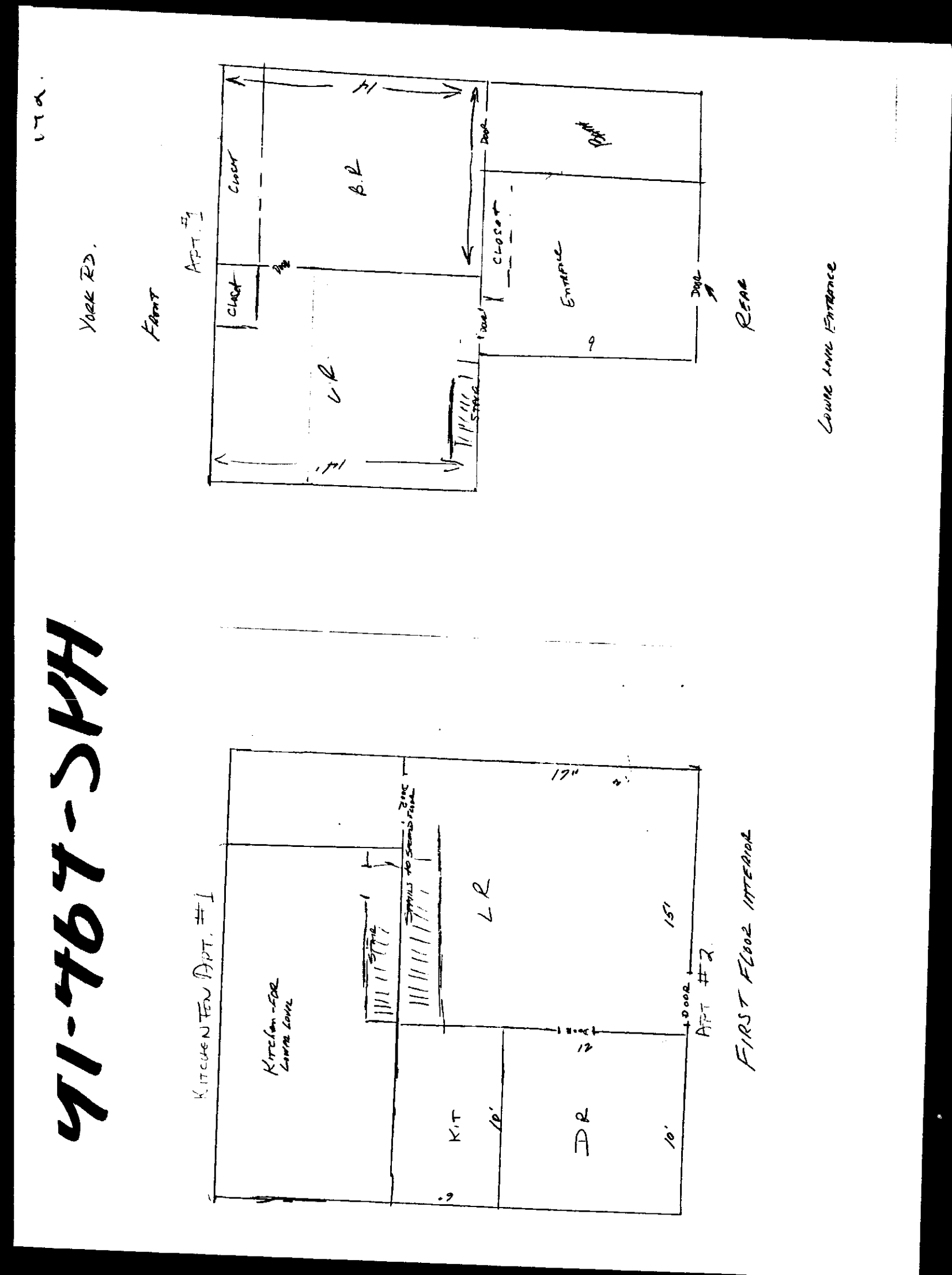
ADDRESS 2407 Hartfield Road Luth-Timonium, MD 21093

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME ADDRESS  
Karen Gilgo 424 Ford Byron - Apt. 104  
Cockeysville, MD 21030

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

ech/



Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001.6150  
Number

Date: 7/15/91

HP100942

DESCRIPTION	QTY	PRICE
PUBLIC HEARING FEES	1	\$35.00
200-10872 YORK RD. (10872)	1	\$35.00
TOTAL:		\$70.00

LAST NAME OF OWNER: RAFAILIDES

04404#0107NICHRC  
0101053AH05-21-91

Please Make Checks Payable To: Baltimore County

\$35.00

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

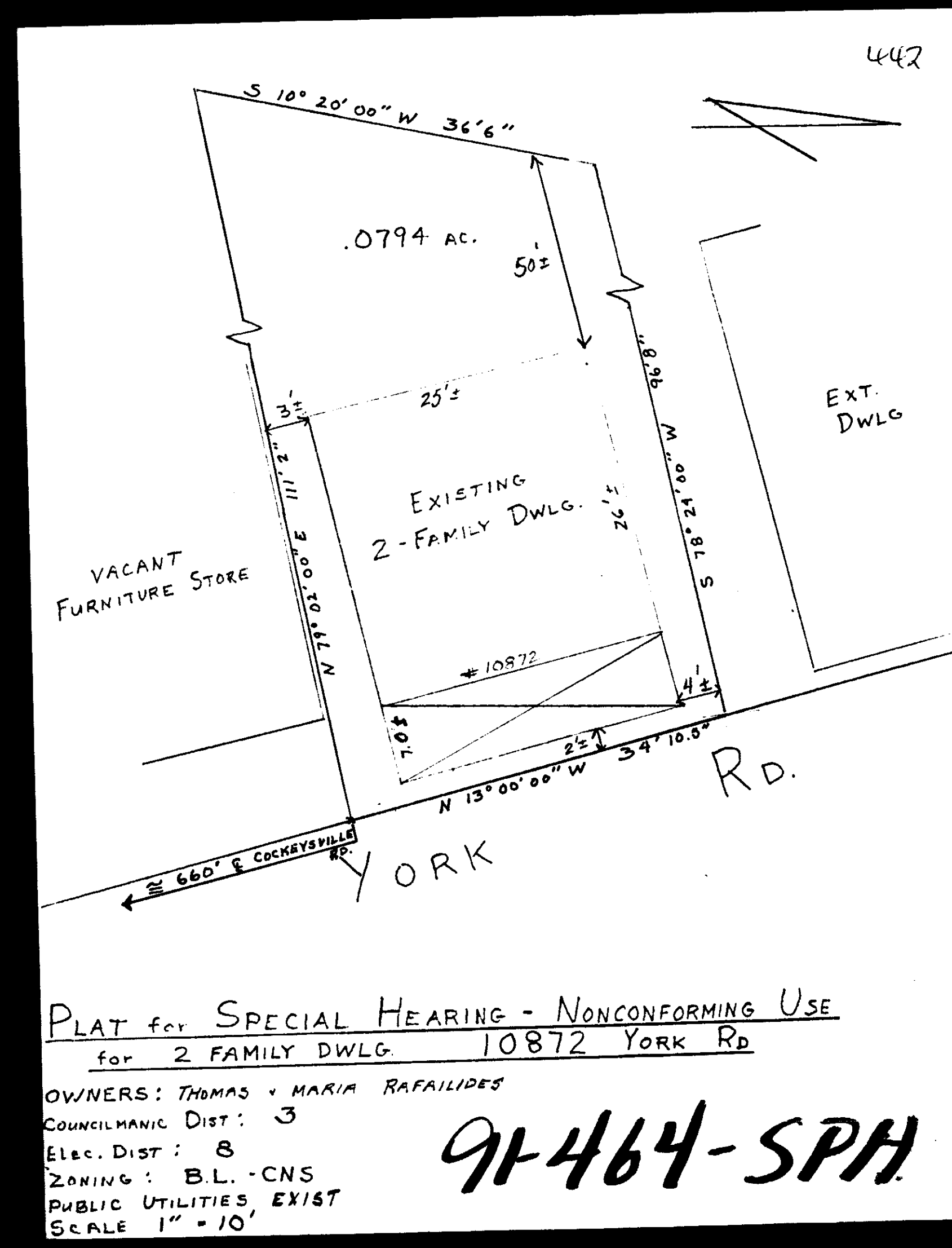
Account: R-001.6150  
Number

Date: 7/15/91

HP100942

04404#0107NICHRC  
0101053AH05-21-91

Please Make Checks Payable To: Baltimore County



Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

July 9, 1991

Mr. & Mrs. Thomas Rafailides  
4606 Eastern Avenue  
Baltimore, MD 21224

RE: Item No. 442 Case No. 91-464-SPH  
Petitioner: Thomas Rafailides, et ux  
Petition for Special Hearing

Dear Mr. & Mrs. Rafailides:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINTARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
James E. Dyer  
Chairman  
Zoning Plans Advisory Committee

JED:jw  
Enclosures

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/9, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/4, 1991.

THE JEFFERSONIAN,  
S. Zabe Orlean  
Publisher

\$78.67

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:  
Case Number: 91-464-SPH  
W/S York Road, 660' NW of c/l Cockeysville Road  
8th Election District - 3rd Councilmanic  
Petitioner(s): Thomas Rafailides, et ux  
Hearing Date: Thursday, August 8, 1991 at 9:00 a.m.  
Special Hearing: The dwelling at 10872 York Road as a legal nonconforming use as a two apartment dwelling.  
Zoning Commissioner of Baltimore County  
7/17/913 July 9

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this  
21st day of May, 1991.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

*Thomas E. Hynes*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Thomas Rafailides, et ux

Petitioner's Attorney:

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: June 26, 1991

TO: Mr. J. Robert Haines  
Zoning Commissioner  
FROM: Rahee J. Fanni  
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: June 4, 1991

ITEM NUMBER: 442

Adequate off-street parking should be provided.

*Rahee J. Fanni*  
Rahee J. Fanni  
Traffic Engineer II

RJF/lvd

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(301) 887-4500

MAY 31, 1991

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: THOMAS RAFAILIDES  
Location: #10872 YORK ROAD  
Item No.: 442 Zoning Agenda: JUNE 4, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by  
this Bureau and the comments below are applicable and required to be  
corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site  
shall comply with all applicable requirements of the National Fire  
Protection Association Standard No. 101 "Life Safety Code", 1988  
edition prior to occupancy.

REVIEWER: *Carl J. Kelly* Noted and  
Planning Group Approved  
Special Inspection Division Fire Prevention Bureau

JK/REK

BALTIMORE COUNTY, MARYLAND  
INTER OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 3, 1991  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for June 4, 1991

The Developers Engineering Division has reviewed  
the subject zoning items and we have no comments for  
Items 431, 441, 442, 443, 448, 449, and 451.

For Items 432, 439 and 444, the previous County Review  
Group comments are still applicable.

For Items 445, 446, 450 and 453, County Review Group  
Meetings are required.

For Item 447, this site is subject to the previous  
minor subdivision comments.

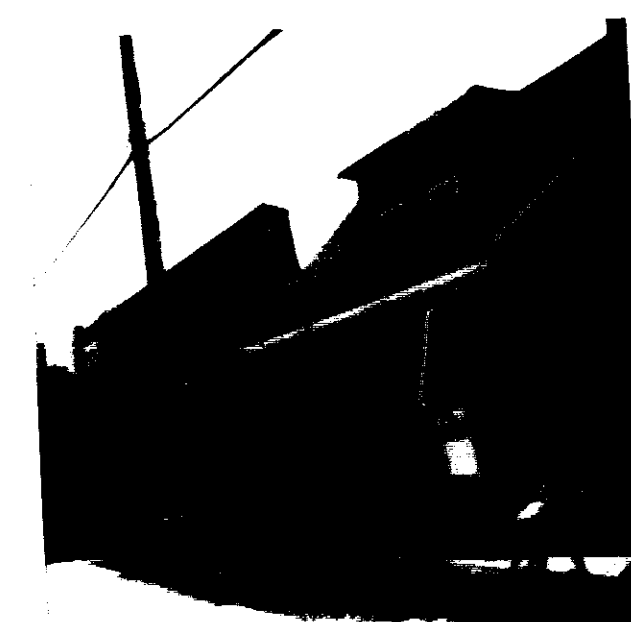
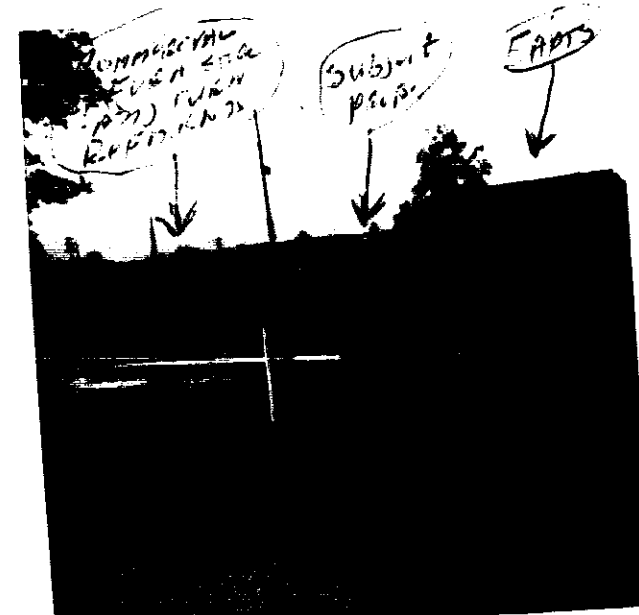
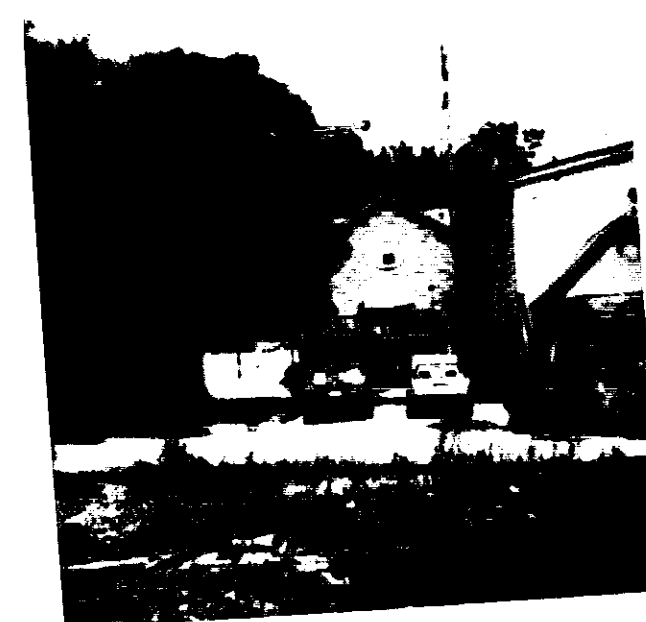
*Robert W. Bowling*  
Robert W. Bowling, P.E., Chief,  
Developers Engineering Division

RWB:s

received  
6/14/91

PETITIONER(S) EXHIBIT (2)

91-464SPH



Front York Rd  
and 100' wide lot  
The lot (owner) wishes to place single  
family residence with driveway  
to lot

100' wide lot  
to the owner's lot

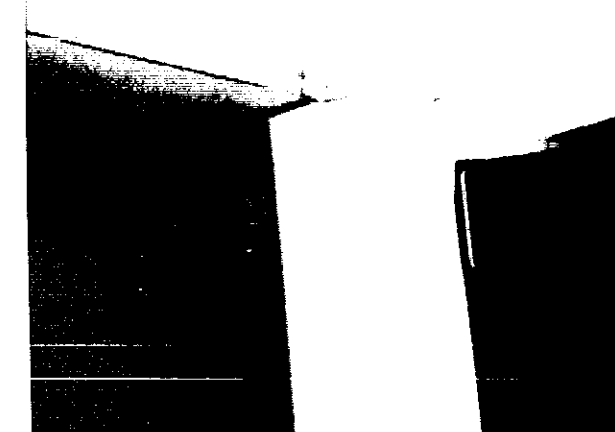
PETITIONER(S) EXHIBIT (4)

91-464SPH



Front York Rd  
and 100' wide lot  
The lot (owner) wishes to place single  
family residence with driveway  
to lot

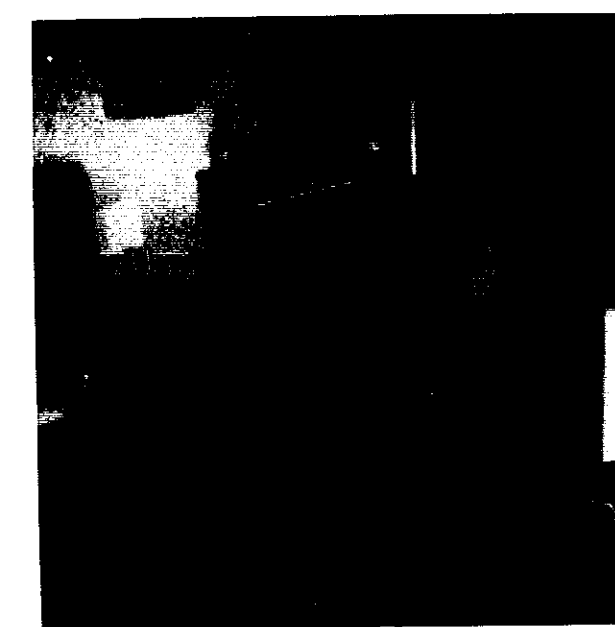
100' wide lot  
to the owner's lot



100' wide lot  
to the owner's lot

PETITIONER(S) EXHIBIT (3)

91-464SPH



Front York Rd  
and 100' wide lot  
The lot (owner) wishes to place single  
family residence with driveway  
to lot

100' wide lot  
to the owner's lot

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

August 21, 1991

Mr. and Mrs. Thomas Rafailides  
2407 Hartfell Road  
Timonium, Maryland 21093

RE: Petition for Special Hearing  
Thomas Rafailides, et ux, Petitioners  
Case #91-464-SPH

Dear Mr. and Mrs. Rafailides:

Enclosed please find the decision rendered in the above captioned  
case. The Petition for Special Hearing has been granted, in accordance  
with the attached Order.

In the event the decision rendered is unfavorable to any party, please  
be advised that any party may file an appeal within thirty (30) days of the  
date of the Order to the County Board of Appeals. If you require  
additional information concerning filing an appeal, please feel free to  
contact our Appeals Clerk at 887-3391.

Very truly yours,  
*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:mmn  
att.  
cc: Mr. George Miller  
Ms. Jane Davis  
Mr. Nick Commodari  
John C. Eidleman, Esquire

INTER-OFFICE CORRESPONDENCE

TO: James E. Dyer  
Zoning Supervisor

FROM: James H. Thompson  
Zoning Enforcement Coordinator

RE: Item No. 442 (if known)  
Petitioner: Thomas S. and Maria Rafailides (if known)

VIOLATION CASE # C-91-1225

LOCATION OF VIOLATION 10872 York Road  
DEFENDANT Thomas S. and Maria Rafailides  
ADDRESS 2407 Hartfell Road Luth-Timonium, MD 21093

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME ADDRESS  
Karen Gilgo 323 Lord Byron - Apt. 104  
Cockeysville, MD 21030

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

ech/

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
George Miller	10 Cedar Knoll Rd Cockeysville
Maria Rafailides	2407 York Rd Cockeysville, MD 21030
Jane Davis	10872 York Rd Cockeysville, MD 21030
Nick Commodore	3410 Woodstock Ave 21213
JOHN C. EIDLEMAN	LEGAL AID BUREAU 2900 SUSQUEHANNA AVE SUITE 305 700 SOW M. 21204
Thomas S. Rafailides	2407 York Rd Cockeysville, MD 21030

91-464SPH



PETITIONER'S  
EXHIBIT 1

91-464-SPH

To Whom It May Concern:

We THE NEIGHBORS/OWNERS  
OF PROPERTY ADJOINING 10872 YORK ROAD,  
COCKEYSVILLE, MD, OWNED BY THOMAS AND  
MARIA RAFAILIDES, DO NOT OBJECT TO  
THE PROPERTY BEING USED AS A (2)  
TWO FAMILY PROPERTY.

DATED this 1st DAY OF Aug 1991.

OWNER(S) OF: Barbara Jacobs

Catherine Jacobs

by: \_\_\_\_\_

by: \_\_\_\_\_

PETITIONER'S  
EXHIBIT 6

To Whom It May Concern:

We THE NEIGHBORS/OWNERS  
OF PROPERTY ADJOINING 10872 YORK ROAD,  
COCKEYSVILLE, MD, OWNED BY THOMAS AND  
MARIA RAFAILIDES, DO NOT OBJECT TO  
THE PROPERTY BEING USED AS A (2)  
TWO FAMILY PROPERTY.

DATED this 1st DAY OF Aug 1991.

OWNER(S) OF: John Jacobs  
10872 York Rd  
Cockeysville

by: \_\_\_\_\_

by: \_\_\_\_\_

PETITIONER'S  
EXHIBIT 7

To Whom It May Concern:

We THE NEIGHBORS/OWNERS  
OF PROPERTY ADJOINING 10872 YORK ROAD,  
COCKEYSVILLE, MD, OWNED BY THOMAS AND  
MARIA RAFAILIDES, DO NOT OBJECT TO  
THE PROPERTY BEING USED AS A (2)  
TWO FAMILY PROPERTY.

DATED this 6th DAY OF Aug 1991.

OWNER(S) OF: 10872 York Rd  
Cockeysville, MD 21030

by: John Rafailides

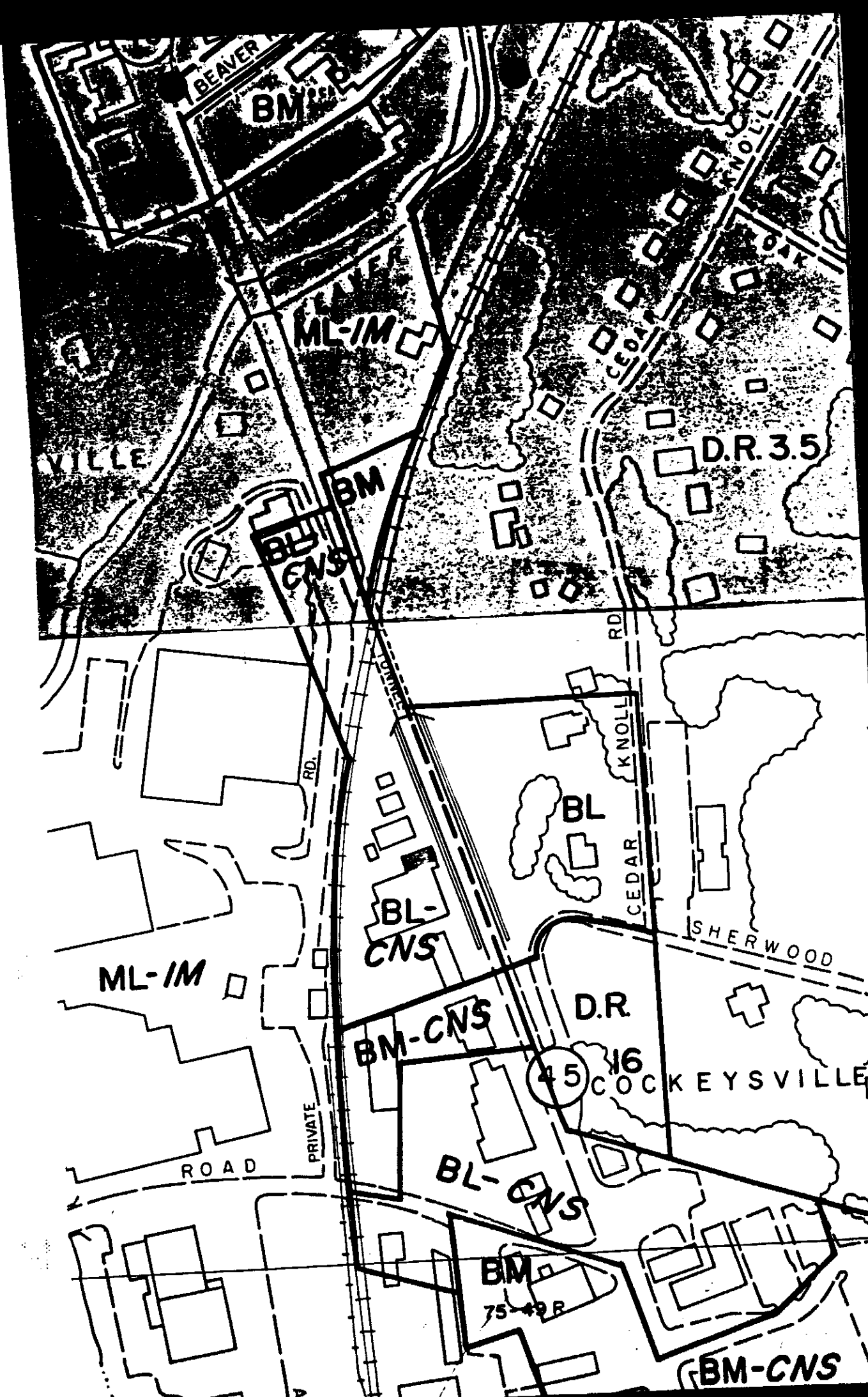
by: \_\_\_\_\_

PETITIONER'S  
EXHIBIT 5

91-464SPH

442.

91-464-SPH



ZONING ENFORCEMENT SECTION

TELEPHONE: 887-3351

\*\*\*\*\* CORRECTION NOTICE FOR ALLEGED ZONING VIOLATION \*\*\*\*\*

CASE NUMBER C- 91-1225 ELECTION DISTRICT: 8th

LOCATION: 10872 York Rd  
Maria & Thomas S. Rafailides

PLEASE BE ADVISED THAT AN INSPECTION OF THE ABOVE REFERENCED LOCATION REVEALED:

☐ THERE WAS NO VIOLATION OBSERVED AND THE CASE WILL BE CLOSED.

☒ THERE IS AN APPARENT VIOLATION AND THE FOLLOWING CORRECTION IS REQUIRED:

The dwelling at the above referenced location must be converted into a single-family dwelling. We are not allowed to create separate apartments and/or separate parking facilities. Also all motor vehicles must have a current license and be operative. Any questions, call 887-8030.

NOTE: Said apartments would have had to have been established prior to 1955 to enjoy a lawful nonconforming use.

FAILURE TO COMPLY BY 7-16-91, WILL RESULT IN THE ISSUANCE OF A CITATION WHEREIN YOU ARE SUBJECT TO A CIVIL PENALTY OF \$200.00+ FOR EACH VIOLATION, AND EACH DAY SHALL BE CONSIDERED A SEPARATE VIOLATION (CIVIL PENALTY BILL #132-85).

☐ COMPLIANCE HAS BEEN ATTAINED AND THE CASE WILL BE CLOSED.

INSPECTOR: John Dyer DATE: 7-16-91

COPIES: WHITE - Defendant Original PINK - File  
GREEN - Defendant Duplicate GOLD - Inspection Report  
YELLOW - Complainant



Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

August 21, 1991

Mr. and Mrs. Thomas Rafailides  
2407 Hartfell Road  
Timonium, Maryland 21093

RE: Petition for Special Hearing  
Thomas Rafailides, et ux, Petitioners  
Case #91-464-SPH

Dear Mr. and Mrs. Rafailides:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:mmn  
att.

cc: Mr. George Miller  
Ms. Jane Davis  
Mr. Nick Commodari  
John C. Eidleman, Esquire